

Meeting Minutes

THE REGULAR MEETING of the PLANNING BOARD of the Town of Cortlandt was conducted via Zoom on ***Tuesday, June 2nd, 2020***. The meeting was called to order, and began with the Pledge of Allegiance.

Loretta Taylor, Chairperson presided and other members of the Board were in attendance as follows:

Thomas A. Bianchi, Board Member
Steven Kessler, Board Member
Robert Foley, Board Member
Jeff Rothfeder, Board Member
George Kimmerling, Board Member
Valerie Myers, Board Member

ALSO PRESENT:

Michael Preziosi, P.E. , Director of Technical Services
Michael Cunningham, Assistant Town Attorney
Chris Kehoe, AICP, Deputy Director, Planning Division

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CHANGES TO THE AGENDA

Ms. Loretta Taylor stated apparently, we will have one change to the agenda tonight and that would be an adjournment of PB2017-25 with the Lu Lu Properties. We will get to that when we get to that, but that is a change.

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ADOPTION OF THE MINUTES OF THE MEETINGS OF MAY 5, 2020

Ms. Loretta Taylor stated of course it's a motion for the adoption of the minutes of May 5th.

So moved, seconded

Mr. Robert Foley stated on the question, I have a few that I'll submit to Chris because of my bad mike at the last meeting and all the inaudibles in the printed minutes. I'll get them to Chris.

With all in favor saying "aye".

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Ms. Loretta Taylor stated before we begin with the meeting in terms of correspondence, I want to just take a moment to welcome Valerie Myers as a newly appointed regular member of the board. We thank you for your willingness to serve and we appreciate whatever you will add to the board going forward.

Ms. Valerie Myers stated thank you very much. I appreciate it.

Mr. Thomas Bianchi stated congratulations.

Ms. Valerie Myers stated thank you.

Mr. Thomas Bianchi stated welcome.

Ms. Loretta Taylor stated thank you.

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CORRESPONDENCE

PB 16-99 a. Receive and file the Hollowbrook Golf Club 2019 Annual Water Quality Monitoring Report.

Ms. Loretta Taylor asked can I get someone to make that motion to receive and file that report?

Mr. Steven Kessler responded so moved.

Seconded.

Mr. Robert Foley stated on the question, sounds like it's just routine, everything's all right?

Mr. Michael Preziosi responded yes, the Hollowbrook is required under their operations permit to perform an annual water quality inspection. There's a variety of different wells that are monitored for herbicides and other uses for the golf course. We have a consultant WSP Group and our hydrogeologist, John Benvegna, who has reviewed and prepared the plans. There's nothing abnormal to report and it's consistent with the previous years, so they're in conformance to the approved water quality monitoring report.

Ms. Loretta Taylor stated that's excellent. All those in favor to receive and file the

report?

With all in favor saying "aye".

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PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)

PB 2017-25 a. Public Hearing: Application of Lu Lu Properties, NY for Site Development Plan approval for an office and parking lot for a livery cab service on an approximately 41,376 sq. ft. parcel of property located on the north side of Travis Avenue, west of Albany Post Road (Route 9A).

(To be adjourned to the September meeting)

Ms. Loretta Taylor stated the applicant has asked that we adjourn this hearing until September. I would like a motion please.

Mr. Robert Foley stated so moved.

Mr. Thomas Bianchi stated seconded. On the question, can we get an update as to where that application stands right now, what's going on, if anything that's different from last month?

Mr. Chris Kehoe responded I think what I'd like to do is prior to the September meeting, in August as he's getting ready to come back to the September meeting, have him prepare something. I think there's a chance he may withdraw, but we just won't put him on the next agenda with no additional information. We'll provide additional information.

Mr. Thomas Bianchi stated okay, thank you.

With all in favor saying "aye".

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OLD BUSINESS

PB 2020-3 a. Application of Heike Schneider, R.A., on behalf of 3451 Lexington Avenue, LLC, for Site Development Plan approval and for Steep Slope and Tree Removal permits for a proposed 56,000 sq. ft., 2-story classic car storage facility, a 4,900 sq. ft. showroom and a 3,528 sq. ft. storage building on a 16.3 acre parcel of property located at 3451 Lexington Avenue. Drawings latest revised April 14, 2020 and April 17, 2020.

Mr. Michael Preziosi stated there's **11** attendees to the meeting currently. I'm going to promote to speaker Heike Schneider, the architect. Also on is Jack Ahearn, the owner. If you are on a cell phone or telephone, I believe star **9** if you'd like to speak. It'll prompt me to allow you to speak on the Zoom virtual meeting. So for now I'm going to allow Heike and then if anybody else would like to speak, just use the 'raise your hand' function or star **9** on your phone.

Ms. Loretta Taylor asked are we going to make some kind of statement first? What do we want to do?

Mr. Thomas Bianchi stated I think her microphone is muted.

Mr. Michael Preziosi stated yes it is. Heike, you have your microphone is muted, if you click the un-mute.

Ms. Heike Schneider stated sorry about that. Yes, now – good evening. I'm going to start again. I would like to get right to it. Thank you, Chris, for showing the rendering. The Planning Board still had a couple of questions regarding, mostly regarding the business plan and also events, so we prepared a business plan with all the details included and you should have a copy in front of you, but I also invited Matt Visconti and Jack to both attend and to be ready for your questions. There's one thing I would like to point out looking at the rendering. I know you had a question regarding the auto repair shop. So if you look to the left where the driveway is sloping down, this is for the auto repair shop is going to be. So you will not see the auto repair shop from Lexington Avenue because it really the idea is that it is a private repair shop. We will not take on public traffic basically. It really is only for cars that are in storage or for member's cars. Let's see, anything else that's new. You should also have gotten like a standard traffic study that Thomas was looking into. It was not one that was specifically done because we don't think it's necessary. The plan is still to not have more events than just one per month if at all. Given the situation right now, I don't think anybody would like to go to an event. I'd say it really is not the overall idea of the storage facility but I would like Matt to say a couple of words regarding the business.

Mr. Visconti stated hello everybody. Can you hear me?

Mr. Michael Preziosi stated Matt, you have some feedback on your side. If you have a speaker phone, we ask that you just take it off please.

Mr. Visconti asked is that better?

Mr. Michael Preziosi responded yes thank you.

Mr. Visconti stated with everything going on right now, we're going to lean back and stay away from social events. Going in the future, you know, I would say that it would be an invitation only event where we would have a selected amount of tickets to come and I would say that there would be upward of maybe **50** to **60** members at these events that we

would be having at the facility. We have plenty of parking and that shouldn't be an issue for that. Are there any questions into regards of that?

Mr. Robert Foley asked your management plan; your business plan says 75.

Mr. Visconti stated I would predict that the most amount would be 75 people but I can't see it going like that in the pandemic that we're in. Like we said, we won't even be advertising or doing that at the moment. I can't foresee that anytime soon.

Mr. Thomas Bianchi asked I have a question for staff mostly, before I get into specific questions. If this were call it car dealership, are there any different standards that would apply as opposed to what we're considering right now or is it the same standards whether it's a storage facility with all of the amenities that are mentioned in the plan or a car dealership?

Mr. Visconti responded it's not primarily a car dealership. There will be cars there for sale, not as you would think in a dealership where we would have hundreds of cars in inventory. There would be a very low number of cars there that are collector's or collector availability, vehicles that would be there on consignment for higher-end. You're not going to be a general public person and you're going to go in there and you're going to look to buy a car. We are not that – there will be high-end vehicles for sale there in the dealer aspect. As far as the repairs, they will be minimal. We will not be open to the public to be fixing a break job, or an inspection on a vehicle for somebody off the street. We're not targeting that. We're targeting mostly our member's vehicles and whatever repairs that they would need.

Mr. Thomas Bianchi stated I understand. My question was actually directed to staff in terms of Mike or Mike whether or not there's any different standards that would apply here that we aren't considering that we should?

Mr. Chris Kehoe responded one standard which would be slightly different if it was a standard car dealership facility, the square footage of their showroom would be different as far as parking calculations is considered. This is, although the parking is not an issue on this site except maybe that some Planning Board members might feel they have too many spaces, but the parking calculations on more of a retail car dealership would be different than the parking calculations on the large square footage of this that's associated to a storage facility. I think from a traffic generation perspective, it might be considered a little bit differently if you're having the public coming in for service and the public coming in to shop for cars.

Mr. Thomas Bianchi asked but otherwise, the same standards apply for both?

Mr. Chris Kehoe responded I'm talking general. I think specifically Mike Preziosi – regulation wise, they're going to need the standard approval to be a car repair facility, whatever those green signs are, or red signs they have to have up.

Mr. Michael Preziosi stated that's correct. The third-party approval from the State of New York, DMV, the licensing, etcetera for repair shops would have to be specified and approved and provided to us before that sort of activity can occur on site. To answer your other question Tom, I'm looking right now at the zoning code to see if an automobile dealership is not permitted in the zone or is permitted. Just looking at it right now, I think Chris this is the HC zone?

Mr. Chris Kehoe responded yes.

Mr. Michael Preziosi stated it looks like it is a permitted use. If that's your question, an HC zone: automobile storage looks like it is permitted and so is automobile dealers and service stations which I believe we had checked.

Mr. Thomas Bianchi stated yes, that was really what I was looking for. Thank you.

Mr. Michael Preziosi stated either or would be. To the rest of your question, the rest of the environmental issues: site development standards, etcetera, would be fairly consistent between the dealership versus the storage facility.

Mr. Thomas Bianchi stated okay, thank you.

Mr. Robert Foley asked let me ask three quick questions if I may. Can you hear?

Mr. Chris Kehoe responded yes.

Mr. Robert Foley asked on page **5** of your business plan, you mention detailing. That would be in the repair shop, but no painting, correct?

Mr. Visconti responded the automobile detailing is more of a car wash and blazing and compounding of vehicles. That would be done in the main building. There's no paint work involved when you're doing auto detailing.

Mr. Robert Foley asked also, on the other page **8** of your business plan, the other locations that are mentioned, is one of those the Bedford one?

Mr. Visconti asked I'm sorry, could you say that one more time?

Mr. Robert Foley asked on page **8** of your business plan, you mentioned other competing auto storage places, is one of those the Bedford one?

Mr. Visconti responded yes.

Mr. Robert Foley asked which one? The first...

Mr. Visconti responded they're both competitors: Collector's Car Garage and East Coast Auto Detailing.

Mr. Robert Foley asked but they're in Bedford?

Mr. Visconti responded I believe they are in Bedford, yes.

Mr. Robert Foley asked last question, and maybe Jeff can address it, on the trees, Bartlett's – I don't know if you'd be able to address it, or maybe Mike, the old tree up front there with the pictures, the old London Plane, it looks like it's in pretty bad shape but if that's trying to be preserved how does that interfere with your site plan and it's hard to figure what's his name is saying at Bartlett whether it's worth preserving. The rootage may have already been damaged with the gravel that was thrown in that lot. it was probably not you guys.

Mr. Chris Kehoe stated it was them. They had started work without approval and they were issued a stop work order. There was some clearing and grubbing in the front. The town code does specify protecting trees or specimen trees or protected trees, so if it's the board's desire to protect a certain cluster or group of trees during site plan review, I believe you can do that and will require mitigation that they work to remove it. If this is a significant tree or a significant concern, now's the time to modify it and state your opinion on that and we'll do our best to preserve the tree and/or require mitigation of that species of tree elsewhere on site.

Mr. Robert Foley stated but I just wondered because the tree looks bad. It's sitting right there in the front.

Mr. Chris Kehoe stated to Mike's point, the tree inventory was sort of stuck in my inbox for a little while and it was just sent over to the applicant. Their landscape architect and engineer were waiting to receive that so I don't believe these plans are responsive to that tree report yet. We would expect them to either say that tree can be preserved in the front or can't be preserved and then that would be up to you to interpret Trevor's comments and to see if it's really something that you want to have happen.

Mr. Robert Foley stated okay.

Mr. Michael Preziosi stated I believe Tom Kerrigan from the engineer's office had raised his hand to speak.

Mr. Tom Kerrigan stated something I just wanted to bring up about that tree and the decision doesn't have to be made now but it was requested of us that we include a sidewalk along Lexington Avenue as part of the project. That would be separate from – it wouldn't be needed for the project to function but it would be built for the town. In order to build that sidewalk, that tree would need to come down.

Mr. Robert Foley stated you're right.

Mr. Tom Kerrigan stated I don't know how the board feels about that but I just felt like I should bring it up now so that it could be – just determine what is the desired path to take.

Ms. Loretta Taylor stated I'd like to point out something too regarding the inventory taken by Bartlett. In the actual notes, the letter on the report to the town, they mention tree number **1137** is a **65**-foot London Plane. I went to the inventory and I looked at **1137** and it says "Sugar Maple". I didn't know whether that part in the letter was wrong or whether this chart is wrong and then I looked at the chart some more and I discovered that it's possible that a lot of the trees have been mislabeled. The ones on page **3** of the inventory itself, listing, page **3** and moving along to page **4**. I think a lot of those, beginning at the bottom quarter of the page beginning with **1120**, the bottom fifth of the page, from **1120** on that third page all the way through pretty much to the end, these need to be refigured. I have a feeling they should have been numbered **12**...

Mr. Michael Preziosi stated we'll double check that Loretta. I see what you're talking about. Either the tags and numbers were used twice on site when they were running the tags or it could just be a misidentification on the report. We'll double check that with Bartlett Tree Service to make sure the plans match the report.

Ms. Loretta Taylor stated okay, so the bottom of page **3** into the top of page **4**. That's one thing. I want to come back to something that we were talking about before and that had to do with the actual way the customers come in or approach this new storage facility. You have to be a member. Do you have to show your membership card to get into the facility from the lobby? When you walk into the doors, do you need to show a membership card?

Mr. Visconti responded you do not have to show a membership card when you come in. If you're new to the facility and you'd like to join, there will be a secretary at the front desk or almost a host as you were and if you want to become a member you can inquire about a membership. To gain access to the clubhouse you would have to be a member and if you have a vehicle stored there you would automatically become a member.

Ms. Loretta Taylor asked so you can come in and look at the cars that are there on display even if you're not a member?

Mr. Visconti responded vehicles that would be on display for sale in the showroom, you would be able to view but vehicles that are in storage are not for viewing, they're for the customers. If you are a member, you will have viewing access to those cars.

Ms. Loretta Taylor asked you're answering the questions. You can come in. You can look at the cars in the showroom but you can't get into the club or the lounge. I thought the whole thing was a club but anyway obviously you can't get into the lounge and do anything else. You can just come in if you're on the street walking past, you want to go in and take a look; you don't have to be a member to do that?

Mr. Visconti responded correct. If you want to inquire what the facility is, you can come in and see what it's all about but the vehicles that are in storage are privately owned and not for viewing of public unless you're a member.

Ms. Loretta Taylor asked your membership fee is another thing I'm curious about. I notice at one point you sort of gave an indication, I can't remember where it was, where you were comparing your rates to somebody else's but what is it, three, four hundred some odd dollars or something?

Mr. Visconti responded yes, around **450** a month for a vehicle storage.

Ms. Loretta Taylor asked so it's a month? That would be **450** times **12** if you're talking about the yearly rate?

Mr. Visconti responded yes. If you pay for a year upfront or if you did a six-month membership there are discounted rates.

Ms. Loretta Taylor stated it said something; you have competitive prices **\$35** less a month for storage. Your pricing is competitive so you're offering less, you're charging less rather. One of the other things I noticed right there on that same page, this is as you begin to talk about your project, it says "connections" and you mention that Matt, one of the principal partners or principals has already been in the automotive industry. My question is, how long has he been in the automotive industry?

Mr. Visconti stated I'm Matthew, that's me we're speaking about. I've been in the automobile business for **17** years. My background is with Manhattan Motor Cars and Miller Motor Cars which is primarily Lamborghini, Ferrari, Porsche, collector cars. I worked for Mercedes Benz for **8** years. I was a master certified mechanic. I've traveled on a race team around the world in California in Laguna Seca and other racetracks. I know a lot of these people at these dealerships that are looking for this. This is a desirable niche right now as you would say. It's a big demand. People have a third car but they only have two-car garage. So collectors are looking for a place to put their car and keep it safe.

Ms. Loretta Taylor asked what about the other members, the principals I should say, not members?

Mr. Visconti responded Jack and Larry are, their background is construction and they're going to help with building the facility. Sheldon Naple is a financial partner.

Ms. Loretta Taylor stated you're pretty much the one that knows a lot about the cars themselves. The others have other skills and will be putting in other kinds of expertise. I have other questions. I don't want to hog this so if anybody else have something to say, please go ahead. There are some other things that I have.

Mr. Jeff Rothfeder stated I just want to return quickly to that tree issue that Bob raised. It really looks like that tree is not going to be able to be saved. It's pretty bad now and once you do that kind of construction, it's going to take a lot of maintenance to keep it alive over the years and that's probably not going to happen. The only thing I would want to say in this is that I would want the applicant to include in the landscape plan some kind of way that is replacing that tree perhaps it's two or three trees but something bigger than usual that we put in and better than usual especially since the applicant actually played a role in the tree becoming the way it is.

Ms. Loretta Taylor stated if we're really pushing to have them do sidewalks and trees are going to be too close to the sidewalk, it may just be better not to consider trees for that particular spot.

Mr. Jeff Rothfeder stated I totally agree with that. I meant that another part of the property in the landscape plan, do something more than just the minimum which basically that's what we usually get in the landscape plans.

Mr. Robert Foley stated that's what I was going to suggest because that tree, as Jeff said, is in bad shape. I pass it every day and I think if there's a way in the landscape plan...

Mr. Michael Preziosi stated I would suggest the following, that the board is specific when it reaches a point of an approving resolution to identify a certain quantity or type of tree to be preserved or planted that will be captured on the tree preservation and landscaping plan but also possibly to require a separate bond to ensure that the planting survive for a specified period which I believe is allowed under the town code.

Mr. Jeff Rothfeder stated yes, that would be great. We'll do that.

Ms. Loretta Taylor stated Mike, I want to just say, there is a large grey rectangle covering the drawing. Do you know why that's there? There we go. It's gone. Thank you.

Ms. Valerie Myers asked I had a couple of quick questions about the solar panels that are going to be installed. I don't see them on the rendering here and then the second part was part of my question – are the panels going to be mounted on the roof or someplace else on the property? And the second part of that is; we talked about having a decommissioning fund because – these solar panels must be rather large in order to power this facility at all times. Do you have a decommissioning plan? Is there going to be a fund set aside for the next **20** years when these panels have to be replaced or destroyed?

Mr. Robert Foley stated there was a four or five page attachment.

Ms. Heike Schneider stated I'd like to speak if that's possible. To your question as to where the solar panels are located. So right now this is the north facing façade of the storage facility. The solar panels are on this southwest facing façade which means it's the one – which points away from the street. So you won't see it from the street. We will have solar panels on the main storage facility and also on the small storage facility which

cannot – you barely see it from the street. I was told by the solar panel system installer, or he also gave us the quote, he was saying that decommissioning is always part of the whole planning phase. Of course, ideally, they would like to plan for those solar panels to be active and power producing for **20** years but of course it's always possible that one or two don't make it to **20** years and they do get replaced and there are certain – you can't just put it in the trash. There are certain places that take them back and that's what you do. It's part of the whole process.

Ms. Valerie Myers stated I understand that, it's just going to be very costly to replace all these panels in **20** years. It's very costly to do that. I don't know if you're required – I know Michael you talked about this last time that they're required to have a decommissioning fund or not and I think that depended on whether they had a battery backup system.

Mr. Michael Preziosi responded correct. The question that needs to be asked the applicant, maybe Heike can shed some light on this, is this a community solar project rooftop-mounted or is the solar that is being provided just enough to power the building? I believe it's a **110** or **120%** of the power consumption is considered just for the building. If it's more than that and it's a community solar project which requires different [inaudible] – you want to fill us in?

Ms. Heike Schneider responded we will be tying into the grid and the way it was explained to me that means it is a community solar project.

Mr. Michael Preziosi asked you're going to be selling excess power back to other users in the town?

Ms. Heike Schneider responded yes exactly.

Mr. Michael Preziosi stated that's a tier-3 system. It is a community solar which may require a decommission bond and plan to be adopted by the Planning Board.

Mr. Michael Cunningham stated it's going to require a pilot agreement.

Ms. Heike Schneider asked excuse me?

Mr. Michael Cunningham responded it's going to require a payment in lieu of taxes agreement.

Ms. Heike Schneider stated I still didn't hear it.

Mr. Michael Cunningham stated a payment in lieu of taxes agreement.

Ms. Heike Schneider stated we will get incentives. Is that what you were asking?

Mr. Michael Preziosi stated I'm just going to clarify. I know we shouldn't be doing this on behalf of the applicant, based upon the screen that I'm sharing, the production of solar is only a **119%** of the power that's going to be consumed on site so I do not believe it is a community solar project. We need to talk with Heike and the applicant off line to determine whether or not it's power for the site. Connecting back to the grid doesn't mean community solar. We'll have to straighten that out, but in any event, Heike, Jack, and Matt if you are proposing what's called a community solar project, then a pilot, which is a payment in lieu of taxes would be required because you'd be selling excess power to other users in the grid, in the system through Con Edison's distribution chain. We'll work with you on that but for now it doesn't look like that's what you're proposing if you're proposing a rooftop solar just to power the building.

Mr. Steven Kessler stated I think you're getting confused with banking it for future use versus selling it to the grid. I agree with you Mike at **119%** they're probably just banking it should they need it.

Ms. Heike Schneider stated we're still in the very beginning. Right now we are also determining what kind of materials we are using, how energy-efficient the whole building is going to be and after that we know what the heating and cooling load is going to be. It's still difficult to say exactly how much more we are going to produce. Of course, as we all know, it's also weather-dependent. You know how good the solar panels are and right now batteries are still, as far as I know, we don't get any subsidies yet. Depending on if we can get batteries at some point, or if we still have to wait a couple of years until New York State is going to subsidize them. That also is going to make a difference for us. I would like to come back to you and then report back what it is we need to do but of course the overall idea is to power the entire the building foremost with solar energy. It could be that we have excess energy, of course, in the middle of the day but that doesn't mean we have it during a snowstorm or a period of rain. So that's why I think we need to tie into the grid no matter what. I'm not entirely sure if it can be called a community project or if it's not but I think I will find out.

Ms. Valerie Myers stated Heike thank you very much for that. Just to clarify, right now the batteries are not on the table, the battery system?

Ms. Heike Schneider responded they are on the table and this is why it's such a big cost. If you look at this, this is **530,000**, but the batteries are still very expensive and supposedly they don't last very long. There are certain downsides to batteries. We are not sure yet. We are right now in the process of talking to different engineers and installers and then we'll make a decision regarding the batteries.

Mr. George Kimmerling asked couple of questions. The maximum number of vehicles that could be stored I think is **350**, is that correct?

Ms. Heike Schneider responded yes.

Mr. George Kimmerling asked between cars and motorcycles? Each of those vehicles can be stored by a different person? In other words, you could have **350** different people storing cars and/or motorcycles in the facility?

Mr. Matt responded some people would have more than one car.

Mr. George Kimmerling asked some people might but not necessarily. It could be that you would have **350** different owners.

Mr. Matt stated I think that would be a little far-fetched. Some of these places that I have visited, the competitors, they have up to **70** cars in under one owner.

Mr. George Kimmerling asked but each person who stores a car or motorcycle or vehicle would by the factor they're storing a car would be a member, is that correct?

Mr. Matt responded yes.

Mr. George Kimmerling asked is there any limit on the number of people who could be doing something with their vehicle at any given time? I guess the question is; could you have **350** members potentially on site at the same time? Perhaps not likely but it's conceivable, is that correct?

Mr. Matt responded very unlikely but it could be conceivable. I can't imagine – I'm a car collector myself. I have **12** vehicles.

Mr. George Kimmerling asked I was interested in the notion of the accessibility to the cars. Could you just talk a little bit about – I know there are in the business plan set hours for the storage facility showroom and other repair shop but I noticed also that there is **24**-hour access to the vehicles. Could you just talk a little bit about the difference between or how that works so that there's **24**-hour access but there are actually business hours when you're open and then secondly, are those business hours also govern things like fully stocked bar, member's lounge, the [inaudible] and those parts of the business?

Mr. Matt responded the way that this will work is there won't be set business hours whether it's from **8:00 am** to **5:00 pm**, I don't have the business plan exactly in front of me, I forget the hours we have listed. So **24**-hour access: there is going to be five separate, individual garages on the right side of the building if you're facing it. Those garages will be accessed from the outside so if you want to come after hours, after **6:00 pm** and you want to drop a vehicle off you have this keypad code and it will open that single car garage with your vehicle inside. Close the garage. That's the only way you're going to have **24**-hour access. If you call me an hour before and say "hey, I want to pick up my car after hours." Your car will be in that garage. You will have a unique code and you'll be able to get your car out for the night, or if you want to drop it off after hours.

Mr. George Kimmerling stated okay, great. I feel like I remember in last month's conversation there was discussion about there being sort of like the repair facilities, or

whatever you want to call them, would be self-service. Is that correct or they'll be staffed by employees of the facility?

Mr. Visconti asked as in which services?

Mr. George Kimmerling responded so for example, if I needed to work on my car; change the oil, or do basic other maintenance there will be a space for me to pull in separate from where its stored to some garage facility where I could do those things myself.

Mr. Visconti stated there's no work that would happen in the main building. the other building that is proposed towards the back of the property, that's where any type of oil changes or inspection would be done for your vehicle there if you have to change a battery or whatever the case may be. The only thing that's in the main building would be the car wash facility and that would be an employee who would wash the vehicle or whatever, we would have to...

Mr. George Kimmerling asked but things like changing the battery I could do myself if I take my car into that special area for those kinds of services?

Mr. Visconti responded we would have our staff probably do it. I don't think that I would let the general public do repairs on their vehicle there.

Mr. George Kimmerling asked and that part of the facility would have specific hours? In other words, that would not be a **24/7** kind of service would it?

Mr. Visconti responded no, definitely not. It would be normal business hours, operating garage hours.

Mr. George Kimmerling asked and the last question is really for staff. For a facility that has, obviously the different aspects of the car storage, the repair, the sales, the events, the bar lounge, the event space, how do we think about that in terms of permitted use or parking? It's a lot of stuff happening potentially in one space and so is there – I don't know. I need some help thinking about how all of those uses potentially come together in under one application.

Mr. Michael Preziosi stated generally, the CD zone, HC zones which I believe this is HC it pretty much allows for most commercial uses that you can consider. You stated it George, kind of a hodge podge of a bunch of different uses. I don't believe our code is extremely specific, the towns' code that is, is extremely specific to parking requirements. What we're doing is kind of blending different aspects of the different types of uses into creating what the required parking demand would be based upon the intended use of the building. They've provided a parking chart. I think for the most part it's pretty close to what's needed. There's other professional information that's available into the traffic engineers puts out trip generation rates, also parking demand and parking rates. That's

something we can look into for the future or subsequent submittals to make sure they're consistent with those established rates as well.

Mr. George Kimmerling asked but are there separate, and I'm sorry I don't know this, would there be separate requirements for say a bar/restaurant versus a car dealership, versus a repair facility or that's all sort of permitted under this strict...

Mr. Michael Preziosi responded there's different aspects of the code so certain uses fall under special permits and special permits have more specific requirements. Like a gasoline service station for example has certain special permit conditions that need to be met pertaining to canopy space and other items to that effect but for generally, the building itself, the site development, all the concerns that the board usually lends itself to: the environmental tree removal, grading, etcetera, is fairly consistent for new construction amongst the variety of uses. There's not a specific section of our town ordinance for this type of facility. It falls mostly towards a car dealership, automotive repair shop and that's what we've been falling back on with our review.

Mr. Chris Kehoe stated on a much smaller scale, this came up once before, where the Gas Land is going on Route 6, there were some commercial buildings there and they had multiple tenants within the commercial building. The Honey Do Men were in there, a used car dealership was in there and we have no problem with that. You can have multiple different commercial uses on the site as long as you meet the parking requirements and then the other normal site plan issues.

Mr. George Kimmerling stated okay, great. Thank you.

Mr. Michael Cunningham stated [inaudible] with a liquor state [inaudible] anyway. There's extra oversight [inaudible].

Mr. Chris Kehoe stated I don't want to drag this out too much longer but one thing that no one commented on and I wasn't even clear on, in Heike's cover letter there's a reference to a traffic report given by Tom Kerrigan to Mike. I think, is that relating to resumed discussion that we had as a staff? I don't recall seeing a separate document in that effect.

Mr. Robert Foley stated I didn't see it either.

Mr. Thomas Bianchi stated there wasn't anything in the hand outs...

Ms. Heike Schneider stated yes I'm referring to our Zoom meeting. I thought actually that Michael had asked for the information that Tom had found regarding other businesses that are related and he would send that information over. So that was what I remembered.

Mr. Michael Preziosi stated we had an email from Tom's office last week just kind of an informal traffic correspondence. It was just sent to me. It wasn't a formal submission to

the board. But again, I think the main question I think really falls to the Planning Board would be whether or not you feel comfortable in the explanation provided by the applicant tonight that traffic impacts are minimal to the site or would you still like us to proceed with a formal traffic impact study along the Lexington stretch.

Mr. Chris Kehoe stated and we had our staff level meeting and we left it up to the applicant. And Heike, correct me if I'm wrong, but I think there was some thought on the applicant's part that we got off too much on a discussion about all of these special events and it really became a discussion of special events. They wanted to try to convince staff and then by extension then try to convince you that it's really pretty much a dead storage space where they may occasionally have an event. They believe that the events are very secondary to the storage nature and they wanted to see if there's some mechanism by which they cannot do the traffic study now, maybe revisit it at a later date, maybe set up some sort of process to permit a special event. That doesn't have to be decided now but a traffic study has not been initiated yet.

Mr. Thomas Bianchi stated I'd like to see the one that was referred to. Maybe it's sufficient, maybe not but...

Mr. Michael Preziosi stated I have the email that wasn't circulated to the Planning Board so we can circulate that to everybody. Ultimately, it's a very unique structure setup so it's not a cut-and-dry – it's X amount of square feet for the intended use, generates **45** trips. We would have to analyze that to make sure that the number of AM and PM and weekend and day peak trips that are generated of a value of a number that's insignificant to the roadway. That's something that would have to be justified by the applicant.

Mr. Robert Foley stated I have my reservations about not having some sort of traffic study. Mike, maybe you can lean on one of the studies I think that was done when Mill Court Crossing was approved because the top component of Mill Court Crossing was on Lexington.

Mr. Michael Preziosi stated what I would recommend if the board does not want to proceed with a full traffic study would be to take the information that's been circulated by Tom and Site Design Consultants, send that over to our traffic consultant, have them confirm that the trip generation rates provided are consistent with the Institute of Transportation Engineers and then if need be, perform a supplemental survey at a similar facility to confirm the proposed rates.

Ms. Loretta Taylor stated I could go for that.

Mr. Thomas Bianchi stated I agree.

Mr. Michael Preziosi stated and if it's insignificant then you don't need to do a quarter study, you don't have to evaluate certain intersections, you would just accept the trip generation rates as is and move on.

Mr. Robert Foley asked what do you mean by quarter study, how wide a scope?

Mr. Michael Preziosi responded we were talking some of them on Lexington to maybe Red Mill or Strawberry and a couple of side streets what would necessarily be impacted which would definitely be Lexington and Route 6 and then one of the side streets, either Strawberry and Red Mill Road or West Road and Lexington in the immediate vicinity. We're not talking a massive transportation analysis.

Mr. Robert Foley stated my concern was that something could include at least Strawberry, then to Route 6 and Red Mill within less than a mile. That's the area. That's that mini corridor that I'm concerned about. I realize the application of the project may not be as extensive as we first thought but that could change in the future.

Mr. Michael Preziosi stated the direction that I'm receiving now from the Planning Board would be to forward over the trip generation rates that were provided to us by the applicant to our traffic consultant for them to verify. If they are verifiable then we would accept them as is and the Planning Board would receive a report next month. If she feels that they're not consistent then we would do a survey of a similar facility within the regional area.

Mr. Robert Foley asked who would be the consultant? Marisa?

Mr. Michael Preziosi responded most likely AKRF. They would be the consultant that established the traffic adaptive traffic controls along the Route 6 corridors so they're most familiar with the area.

Mr. Robert Foley stated my concern would be the dormant part of the site but again, let's see what happens in the interim.

Mr. Michael Preziosi stated understood.

Ms. Loretta Taylor asked are we pretty much done with concerns and questions for the moment?

Members responded yes.

Ms. Loretta Taylor stated I guess I can ask for a motion to refer this back.

Mr. Thomas Bianchi stated Madame Chair I'll move that we refer this back to staff.

Ms. Heike Schneider asked excuse me. I was wondering if we could move it to the public hearing already because we – as you realized, it is a very new project and dragging it out, it's also very costly for everybody involved. It's not something that where we can get all of our studies from books because it has been done a thousand times. It has not. So I'm appealing to the Planning Board to not make it even more difficult. If the events, which we already scaled down to zero, if that is still a concern regarding the traffic study that

some people asked for, then you know we could also just say we won't have any events if that is going to cut the traffic study but we would really like to move onto the next stage and not go back to staff and not hold it over for another month if that's possible.

Mr. Thomas Bianchi asked when will the traffic study review be completed Mike? Did you say within a month? By our AKRF...

Mr. Michael Preziosi responded I think to get the trip generation rate should not take that long and if it's consistent then it would be done in a couple of days to a weeks' time. If they go to the next step and they have to perform a survey of a similar facility within the regional area, you'd have to do it within the peak business hours, etcetera so I don't know if it's going to be – with COVID-19 if it's going to be representative of the actual traffic demand. I think from a site perspective, as far as the revisions made on the landscaping plan, the site development plans, etcetera, they're fairly well detailed. The architectural renderings and everybody's reviewed is fairly well detailed. I would not have an objection if the board decided to also schedule a public hearing at this time.

Mr. Jeff Rothfeder stated I think that's fair to do especially when we're going to lose one month that's coming up. If we didn't do it next time, we're really shooting all the way down to September. Why don't we get started and if it needs to be delayed because of some studies, it'll get delayed in the back end.

Mr. George Kimmerling stated I agree.

Mr. Michael Preziosi stated and you may get some comments from the public pertaining to the traffic that could help inform a more robust study as well.

Mr. Thomas Bianchi stated that was my comment about – if it's in process during the public hearing then we could obviously revise or how to revise accordingly. I'm okay with that.

Mr. Robert Foley stated I think at the public hearing, but again it would be July when people may not be around, who knows, but I think at the public hearing for anyone who knows the corridor and I know most of the members know it, the traffic to me is the main issue. The whole thing from Lexington from 6 up to Strawberry. You've got to live there and sit in traffic to know it at certain times of the day.

Mr. Steven Kessler stated but it's unclear when we'll be able to do a normal traffic study also with what's been going on.

Mr. Chris Kehoe stated and then obviously with the public hearing, we post the property with a sign but given the sizes of the properties around there and given that Yorktown is across the road, they're not going to be dozens of notices going out. There's going to be just a few notices going out, the ad in the paper and the orange sign so I wouldn't necessarily expect dozens or hundreds of people to come to the public hearing.

Mr. Robert Foley stated there are three private residences there and the rest are ConEd, the businesses, the nursing home, the school...

Mr. Chris Kehoe stated it's really going to be dependent on the orange sign if that motivates anyone to come to the hearing.

Mr. Robert Foley stated even though those people that live on the other side are going to be impacted by any traffic.

Mr. Chris Kehoe stated Bob we always talked that we can't make the people come to the public hearing.

Mr. Robert Foley stated I know. I hear about it later.

Mr. Thomas Bianchi stated I'll revise my motion to move that we set a public hearing for our next meeting on July 7th.

Seconded with all in favor saying "aye".

Ms. Loretta Taylor stated we are scheduling the public hearing. Very good. No problem.

PB 2017-3 b. Application of VS Construction Corp., for the property of Roa Hook Road Associates, Inc. for Site Development Plan approval and a Special Permit rock crushing for an approximately 3.5 acre parcel of property located on the north side of Roa Hook Road. Drawings latest revised May 19, 2020.

Ms. Loretta Taylor asked do we have any of the applicants here?

Mr. Dan Ciarcia responded yes, good evening. Dan Ciarcia from Ciarcia Engineering. Do you hear me okay?

Members responded yes.

Mr. Dan Ciarcia stated we haven't been before you for some time I guess give you a little bit of background to remind you about the site. The site's located on 180 Roa Hook Road at the end of Roa Hook Road. The site has predominantly been used for industrial purposes. The site had been a solid waste facility, a compactor station operated there for some time and subsequent to that it was used by a number of contractors as a contractor's yard and is currently [inaudible] VS Construction where it's their base of operations. The property is owned by Roa Hook Associates and the principals in that firm also own the adjacent property to the south which was formerly Roa [Stowe] Land Fill. They own the abutting property as well. There's also a piece on the north side which is owned by New York State, in particular the Camp Smith reservation of that adjoined parcel. The parcels that are subject to the application are multiple parcels right now and [inaudible] to **5.54**

acres. One of the important things that changed since we last appeared before you, last year the Town Board enacted local law **5** of **2019** which allowed crushing in the **M1A** zone which previously had been an outright prohibition. If we are allowed to do that, that is done, the Planning Board has been given authority to issue a special use permit which would be valid for three years and then have to get reapproved to allow the crushing operation at this facility. The other thing we've been negotiating with the landlord, because one of the things we had to do is before VS embarked in any capital improvements, we wanted to make sure the lease would be extended. Also, one of the key zoning issues was that the shop which appears on the shop formerly compactor appears on parcel **A** and parcel **A** is the compactor. Parcel **A** is this piece here and parcel **B** is approximately this piece here. One of the issues was that we couldn't have outdoor storage on a lot where there wasn't primary use. So the remedy to that was to merge the two properties into one and that would facilitate allowing us to do outdoor storage on the adjoining parcel. We did receive a memo from Mike Preziosi back in November so we've made a number of revisions to the plan that reflect Mike's comments. One of the things, there's a variety of permits that are required to do with the parking here and the most important one is a New York State DEC permit for a solid waste facility and the type of facility we're proposing because of the narrow materials we'd be dealing with is what's considered a registered solid waste facility. A different flavor of a solid waste facility would be a – or a targeted facility. So we're not proposing to do that. We want to be a registered facility. We're proposing to accept three types of materials, and when I say accept it's really essentially part of the VS operation that from projects that they work on whether we would serve plus top soil, excavation, surplus fill, shop lock. There's a variety of materials that are surpluses are brought back to the site and the intent would be to process it to create top soil, clean fill, a variety of aggregates that could be used for construction purposes. In terms of the DEC regulations there's really three categories of materials where we're talking about accepting: one category is concrete brick and rock. That's one category. The other one would be asphalt, pavement and milling. That's considered another category. And finally, soil, gravel, sand and rock which is another classification in accordance with the DEC regulations. To operate it properly these things all need to be stored and accepted separated, and after they're processed stored separated. Should anything wander in there or somehow end up in a [inaudible] that shouldn't be there, part of their operation would be to inspect, even if it's coming off their own trucks to make sure there isn't something that doesn't belong there like a gas tank, or lumber, something of that nature which has to be pulled out of the waste stream and disposed of in a different way. The other state permitting we need to operate here is what's called a multi-sector general permit which is the type of permit to manage storm water when you're in industrial activity. So that will require us to prepare an operations plan when we go to manage the facility, how we respond to spills, how we will sample waste water or storm water leaving the site. It brings us into a program where we have to keep an eye on runoff and if any contaminants are observed, make sure remediation is implemented to correct it. The other permits that are required are issued by the New York State, the Westchester County Department of Health. We have obtained the Error Initiatives Permit from the Health Department to operate the screener which is there. We also require a petroleum bulk storage permit from Westchester County. We have two one thousand gallon tanks here for on-road and off-road equipment. We also have a waste oil tank we

use – we keep inside the building and that’s used for basically waste oil is used for heating the building so that’s consumed on site. Those are the permits we need from outside agencies. We’re waiting on – an additional survey work was done last week and we’re waiting for a final survey. One of the things we know we have to address that showed up in the newer survey which you’re looking at here in this plan, we still do have a trespass on Camp Smith and between the Metro North right-of-way. Those materials have been removed and last week’s [sharp] survey should indicate that. We’ll provide that to staff as soon as available. The other thing which we did was there was drainage on Roa Hood Road that was in a state of disrepair that those structures have been replaced, the pipe cleaned out and replaced where necessary. We also had to put in a sediment pond to manage the runoff coming off the site to sort of immediately address any particulate contamination. We have a little pond over here right now. We’re trapping any sediment that comes off the site and we’re going to expand on that by putting in a device to capture floatables and heavy solids. This sort of brings you up-to-speed on what’s transpired since we last appeared before the board. We’re here this evening obviously to bring you up-to-speed but to sort of hear whatever other new comments and [inaudible] to staff and the Planning Board have on this application. Thank you.

Mr. Steven Kessler asked and Mike, did you see that there was some people are trying to join?

Mr. Michael Preziosi responded yes, I believe, Dan, Val and Mandy are on the line. I’m going to put them on and allow them to talk.

Mr. Mandy Santucci stated hello everybody. I didn’t know how to get on so I just wanted to say Dan did a good job with the introduction. I just want to let you know we’re here.

Mr. Michael Preziosi stated for the record, that was Mandy Santucci.

Mr. Mandy Santucci stated thank you.

Mr. Steven Kessler asked Dan, quick question, so when you say three types of materials and you mention rock, is there a size limit on the type of rock you’re bringing to the site?

Mr. Dan Ciarcia responded it’s limited really by what can fit in the crusher. It’s being trucked in too so generally they don’t like to put giant boulders in the truck because it can damage the truck.

Ms. Loretta Taylor asked I have a question if no one else has one at the moment. I want ask a question; do you have an application before us? A natural couple of pages where you apply for this business?

Mr. Michael Preziosi responded Loretta, the application is actually filed back in **2017** as a contractor’s yard and it since evolved as the applicant decided to try to be allowed to process material: rock crushing, etcetera, which was not permitted by town code so they’ve spend, I’d say about a year or so requesting modification to the town’s zoning

ordinance to allow crushing and the Town Board did pass local law **5 of 2019** which now allows rock crushing in the **M1A** zone. So now they're back in front of the board to finalize their site plan.

Ms. Loretta Taylor asked is this pretty much the same as the original application that they applied back in **2017**?

Mr. Michael Preziosi responded it's similar. I'll let Dan explain the differences but for the most part it's similar but now they're also proposing rock crushing which would necessitate certain other improvements on site in order to segregate the material.

Ms. Loretta Taylor stated Dan can go ahead and say whatever he has to say but personally I would like to see a narrative, something that explains pretty much what they're proposing to do. He's telling us right now orally, or verbally what they want to do. I would have to have photographic memory to remind myself of what they did in **2017** and certainly I won't remember everything he's saying tonight about all of the specific permits he needs and what they're designed to do? I would like to see something written so that we could attach these drawings. I can barely read because the prompt is so tiny. I'm having some issues here with this.

Mr. Robert Foley stated I agree. I would like to see a written narrative too.

Mr. Thomas Bianchi stated Dan, I don't know if there are any traffic impact? I know this is an industrial site that already has large vehicle traffic but maybe you should talk about that too in the narrative.

Mr. Dan Ciarcia responded as far as the traffic the site generates is pretty much what's been going on there for as long as VS has been running their yard out of there. We don't anticipate any change with levels of traffic but to go back to the earlier question from the Chair, we did, as Mike mentioned, we did submit an application. I would call to a large extent what you're seeing is an application that's evolved as a result of town comments, adjustments to legislation. It's an ongoing application before this board. As far as a narrative, we did provide the staff with a narrative – actually this week, I'm sure everybody hasn't had a chance to look at it. There'll actually be two documents involved here because we have to describe how we're operating for the purpose of operating a solid waste facility. That narrative has been provided to staff. Separate and apart from that, there'll be another document which is somewhat different than the storm water switch you typically see for construction site because this one will involve protocols for stow cleanups. We're going to be required to designate certain people to certain roles at the facility because we do, do fueling there so there's certain numbers to call, things of that nature. That narrative will describe that. I think a lot of what you're asking for is probably in that narrative that was provided yesterday. So we could deal with that. As far as the...

Ms. Loretta Taylor asked excuse me, what narrative that was provided yesterday?

Mr. Dan Ciarcia responded it was an operation and maintenance manual for the solid waste aspect.

Ms. Loretta Taylor stated the board has to be able to read these materials. I don't know what you provided but I know I haven't seen anything other than these three or four sheets. As I said, I need to look at, to read what it is you have now grown into.

Mr. Chris Kehoe stated Loretta, he submitted a response to Mike's review memo and a **30**-page operations management narrative yesterday. Those have not been distributed to you yet.

Mr. Robert Foley stated I was wondering too.

Ms. Loretta Taylor asked does that management – does that document discuss or describe what Mr. Ciarcia has presented tonight to us?

Mr. Chris Kehoe responded we haven't closely read it either since it just came in yesterday but I have it on my phone and it has **30** pages, as I mentioned. It says: the facility will be open between **7:00 am** and **2:00 pm** Monday through Friday. I mean there's a lengthy narrative here that needs to be reviewed. I think it is their good attempt to provide a detailed explanation of what they're doing.

Mr. Michael Preziosi stated I think the issue though Chris is that the applicant may not have been aware, there is a submission deadline for documents to be given to the Planning Board and those are the documents that they receive and review prior to the meetings. So anything that was received by staff after that submission deadline will be given to the Planning Board at the following subsequent meeting. Anything that came in after May 22nd may not have been reviewed by the Planning Board and definitely is not reviewed yet by staff.

Mr. Dan Ciarcia stated I understand that. It was just there was writing we want to get it to you if you had a chance to look at it before the meeting, by the next meeting you might be able to take a look at it and after tonight if there's anything we need to respond to obviously we want to be prepared at the July meeting.

Mr. Steven Kessler asked I have a question for you. The local law says that it's limited to two thirty-day periods during each twelve-month period and only **5,000** cubic yards in a twelve-month period from what you sent us. How is that monitored?

Mr. Dan Ciarcia responded the time part obviously is easy to monitor. VS does not own the crusher.

Mr. Steven Kessler asked quite honestly it's a question for the town not to you?

Mr. Dan Ciarcia responded oh I'm sorry.

Mr. Michael Preziosi responded these types of facilities will be required to obtain operations permits. So before a crusher would be brought to the site, the Code Enforcement staff must be made aware that the crusher is going to be brought on site. A **30-day** permit would be provided and that operations permit is issued once yearly. They would need to specify the timeframe they want to crush per year. We would monitor the material. The DEC regulations also require logging of hauling manifest of record. Once we see via inspection that they're past their amount, they would be not granted further approval to crush or process on site.

Mr. Steven Kessler asked so the crusher does not remain on site?

Mr. Michael Preziosi responded correct. It's temporary and every time they bring the crusher on site they would have to get an air quality permit from Westchester County and then the other condition would be the special permit by the Planning Board must be renewed every three years. If we find a pattern of – beyond what was approved then we report that back to the Planning Board and then it would be up to your discretion to not renew the special permit for rock crushing, etcetera in the subsequent year.

Ms. Valerie Myers asked I have a question. What is this going to do the noise level? Those machines must be horribly noisy.

Mr. Dan Ciarcia responded it's certainly in a place where there aren't too many people to hear it. The equipment VS has there now they store there, their excavation equipment, they run the screener. The crusher isn't really any louder than a screener. They're all diesel-powered. They make noises but a lot of the noise is shielded by the – is directed out to the river because of its topography. There's a large hill going up toward Route 6 so the line of sight from where they operate is really more toward the town public works facility, CRP Sanitation. It's certainly in line with the other activities that go on Roa Hook Road.

Ms. Valerie Myers asked Mike is there any way that we could put some type of limit on the noise?

Mr. Michael Preziosi responded the town does have a noise ordinance and processing and construction activities, I believe, are allowed to go to **65** db (decibels). I'm not aware of any noise concerns or complaints received from the Roa Hook Road area but if it is too noisy or exceeds the town ordinance then Code Enforcement staff would be able to issue a violation per the guidelines established in the town's ordinance.

Mr. Dan Ciarcia responded to be clear, there's no residential receptors anywhere around here.

Mr. Robert Foley asked with the noise, without the confusion of the trains going by, the Camp Smith canons – it's an out-of-the-way place Mike that we had visited in the past, correct?

Mr. Michael Preziosi responded correct. It's nestled at the end of Roa Hook Road. It's bordered by the train lines, Metro North lines, the river, I think Monteverde is the closest non-industrial use in the area. It's a few hundred if not more feet away from the operation. I think there's a lot of ambient noise in the background if that's your question or comment Bob. I would agree with you.

Mr. Robert Foley stated my main concern would be that this project or revised project seems a little more in scope than what's already operating there. One of the things I think Steve brought up about the size of the boulders coming in and out and someone said: the vehicle would bring it in and it wouldn't be overloaded. What type of vehicle and second because you're coming off of the Bear Mountain Bridge Road, you called it Route 6 which it is technically – and that's a very precarious road especially at the entrance of Roa Hook. Now you have school buses coming in now there too and besides all the town stuff. I'm just wondering on the protocol, if this is more expansive than what's already going in and out of there, how would that be scaled from safety standpoint? Time of day, different time of day bringing the boulders in. I don't know.

Mr. Michael Preziosi responded [inaudible] to answer that question that Dan should answer as far as what the anticipated heavy construction vehicles would be to remove material to the site.

Mr. Dan Ciarcia stated we're talking about a lot of these trucks come back at the end of the day which would be the same – there's tri-axels, there's tractor trailer dump trucks that come back the end of every day. They would just dump their material if they come back with a surplus material. Mandy, do you want to jump in and maybe expand on that?

Mr. Mandy Santucci asked what was the question again? I'm sorry.

Mr. Dan Ciarcia responded it's just about the amount of trucking and the size – my understanding is it isn't really going to change because it's the same traffic that's there now.

Mr. Mandy Santucci responded on a busy day if we had **10** or **15** trucks going in and out it would be a fairly busy day.

Mr. Robert Foley asked my point was, if you're bringing in larger boulders, what type of vehicle...

Mr. Mandy Santucci responded if you're familiar with a tri-axel dump truck.

Mr. Robert Foley responded yes. I've also seen a boulder on one that didn't work but not you guys.

Mr. Mandy Santucci stated that's what we're talking about.

Mr. Robert Foley stated in other words, there'd be a protocol if someone from the outside bringing in an oversized boulder on a tri-axel, they'll be able to maneuver the Bear Mountain Bridge Road and getting onto Roa Hook Road off of the Bear Mountain Bridge Road and Route 6? [inaudible] all you need is one tipping and you close that road for hours.

Mr. Mandy Santucci responded a lot of times if they're coming down what they call the goat trail – if they really can't make the right into Roa Hook so it proceeds into the circle, come back around and then drive down Roa Hook. That's what a lot of the garbage trucks do as well.

Mr. Robert Foley asked I had one other question about – you mentioned the three categories under DEC, the brick and rock, the asphalt and then soil, gravel and what? Dan?

Mr. Dan Ciarcia responded soil, sand, gravel and rock. That's straight out of the part **360** regulations which are the solid waste regulations.

Mr. Robert Foley asked and then the other construction and demolition debris. What type of demolition debris? Typical construction demolition debris is that considered hazardous areas?

Mr. Dan Ciarcia responded it's sort of confusing because they call it all C&D but if C&D is concrete, brick and rock likewise – there's other C&Ds obviously you've got sheetrock and lumber, and things like that from demolition but that's not material we're proposing to bring into the site and should any extraneous wood, drywall, anything like that find its way into a truckload, that has to be pulled out and disposed of separately. That's kind of discussed in the O&M manual.

Mr. Robert Foley asked so as long as it's covered, if you end up with any extraneous toxic debris of any type, that would be caught and properly handled?

Mr. Mandy Santucci responded usually put into a dumpster. We have a dumpster on site. So anything extraneous would be put into a dumpster and hauled off site.

Mr. Michael Preziosi stated this application is for operations and contractor's yard not to become a construction debris receiving facility. The difference is that they're looking to remove reusable waste: rock, concrete, etcetera, that the DEC has classified as recyclable material and take that out of the waste stream. It's not meant to become a transfer yard or a waste station for other demolition debris.

Ms. Loretta Taylor asked how would you...

Mr. Michael Preziosi responded that's what the board is contemplating: is this type of material will be allowed to be permitted to be processed on site?

Ms. Loretta Taylor asked if trucks are coming in and they've got a bunch of stuff that may not belong with the concrete or the rock, or whatever and there's this miscellaneous stuff that should be trashed. How do you manage that? If there are different trucks coming in there, any number – well he said **15** would be a lot for one day, but let's say you had six or seven trucks you put the stuff in a dumpster that you don't want. How long does that dumpster stay there with all this stuff that needs to really be trashed? How high does the dumpster – how high does it go with all the trash? How high will you have to pile it up before you remove it? It just looks like it's going to be problematic to me. Nobody's there to really monitor this I guess in that way, just people coming in and dumping.

Mr. Mandy Santucci responded no, that's not true. That's not true at all. What happens is we control either own or sublease the trucks that come in. Every load is inspected. Our drivers know what is able to come into the facility and what is not. So if we went through three **30**-yard containers in a year that would be a lot. The material that comes in is completely controlled by us and our onsite people, and our drivers. It's a transfer station or a dump. It's a contractor's yard.

Mr. Robert Foley asked so in other words, there's no chance of any errant stuff coming in and causing a fire, smoke, toxic smoke, nothing?

Mr. Mandy Santucci responded no. The material's not getting dumped and separated on site. It's been pre-separated before it even gets there so we know exactly what's coming in.

Ms. Loretta Taylor asked then why do you need a dumpster? What's that for?

Mr. Mandy Santucci responded we also have a contractor's yard there so we clean job sites. At the end of the day we have leftover skids, lumber from other jobs so we just keep a dumpster there to throw out regular construction garbage in. Every once in a while you get a stick in the dirt, occasionally, but nothing more than that.

Ms. Loretta Taylor asked are there any more questions or concerns before we wrap this up for tonight?

Mr. George Kimmerling asked Loretta I would just like to just echo what you said. I think this is a really difficult, for me at least, application or non-application. I'm not even sure what it is to get my mind around. It's a contractor's yard but it's rock-crushing in addition. I don't know. I would appreciate maybe it's for staff to collate the information better. Obviously, as Chris said there was some stuff that came across the [inaudible] yesterday that we all need to take a look at. I think we all need more information or at least better collating information so we can get our minds around what the differences between the original application from **2017** and what the special permit and rock crushing sort of adds to that site and how that would all be situated.

Mr. Robert Foley stated I agree. In fact, for the newer members, it would be great if somehow there could be a site visit. I know we've been there before but...

Mr. Chris Kehoe stated that's what I was going to mention that the board, believe it or not, was out there almost exactly three years to the day. I think it was May 30th of 2017 and then this is what happens when these projects go away for a while and the special permit language was changed to permit this type of facility there. There was a site inspection and then obviously the town board went through the process to determine that rock crushing issued by a special permit is appropriate in this particular zoning district and then they're leaving it up obviously to you to set up the appropriate parameters of how the site would work. I do think the information we got in yesterday to send to you guys would be helpful. Obviously, we'll talk. Maybe there's additional information that Dan could supply that would further help but as this case is just being reintroduced to you all, obviously I think it needs to be referred back to get you the additional information.

Ms. Valerie Myers stated I'd be interested in a site visit since I haven't been there.

Mr. Chris Kehoe stated and I do think, obviously this is why you're going through the process for, nothing should just be approved willy nilly but this is the type of location where a facility like this properly regulated should probably be located and you can gather some of that information based on a site visit when you get out there and see everything. I don't know, once again Mike Cunningham, what we're doing with site inspections. I don't know if we can schedule them.

Mr. Michael Cunningham responded planning is not necessarily a prohibition of scheduling them as long as everyone is spread out.

Mr. Chris Kehoe stated more than welcome to schedule a site inspection for – and some people have been there before. Not everyone has to go again but we can schedule one.

Mr. Mandy Santucci stated we would be happy to have you all.

Ms. Loretta Taylor stated if this has evolved in some way, I guess, it probably, if most members can attend a site visit I think you should come because I don't recall, off the top of my head anyway, what it looks like or what the original proposal was. If it's helpful to send some of the original drawings along with the new material that you just received, that might give us a way to sort of gauge where it was and where it is now or where they want to take it. But there's no application as far as I'm concerned. There's no narrative. There's no discussion of anything, just a couple of sheets of paper with drawings on them and I don't know that we, at least I'm not comfortable moving ahead until I see something on paper that I can digest somewhat.

Mr. Chris Kehoe stated the normal time for the site inspection would be Sunday, July 5th which doesn't really work so how about Sunday, July 28th? We'll go ahead and schedule that and as long as some members can be there we'll proceed.

Mr. Robert Foley stated it's okay with me. I wish there was a way to include the classic car which is not far from there for some people to see that location.

Mr. Chris Kehoe stated with the classic car, obviously it's either partially vacant or a wooded parcel, you can drive by and see it. This one actually has the operations going on in the building.

Mr. Robert Foley stated no, no, at least you'd see the intersections of 6 and Lexington and Strawberry.

Ms. Loretta Taylor asked and we will have this material that you sent to staff some time before we have to do the site visit right?

Mr. Chris Kehoe responded yes, I'll send that right along.

Ms. Loretta Taylor stated okay, good.

Mr. Michael Preziosi stated we are meeting with the applicant later this week to discuss the revised site plan. Would it be the Planning Board's preference for them to resubmit the narrative with additional information or just submit as is?

Ms. Loretta Taylor asked say that again?

Mr. Michael Preziosi responded we haven't reviewed anything yet so it's not technically going to be given to you until the end of the month. Would you like them to resubmit the narrative with additional information addressing your two points tonight or would you rather...

Ms. Loretta Taylor responded yes, for me yes.

Mr. Steven Kessler stated let's be fair here. As you said, it's an existing application. Back in April of **2017** they did give us a narrative for what they were proposing to do and in my mind, what they need to do is take that and update it with their changes. To say they haven't given us anything is not quite fair to the applicant. Whether you have it or not in your file is a different issue but there was a soil screener, a concrete and asphalt recycling operation and maintenance is submitted by Dan in April. So Dan, if you take that and update it with your proposed changes I think everybody has what they need.

Ms. Loretta Taylor stated I think that's exactly what we're asking for. It's not too difficult to see that. We want to, at least I want to know where were they and where have we come to at this particular point? That can be easily done as I just suggested that they could go back and take some of the drawings or some of the other information that they have from before and bring it up-to-date with what they're doing now. That's exactly what I'm asking for.

Mr. Chris Kehoe stated and I think that's what Mike was getting at is the narrative and information that they've submitted yesterday is one thing but based on the discussion tonight I think they should produce an additional document that takes into account the discussion tonight and addresses your concern.

Ms. Loretta Taylor stated exactly.

Mr. Michael Preziosi stated that was my point Chris. Thank you.

Ms. Loretta Taylor stated I assumed that that was what you were saying Mike. We're on the same page.

Mr. Michael Preziosi stated I knew you were getting there Loretta. It's a little odd with the Zoom but I think we're all getting to the same point.

Mr. Dan Ciarcia stated and I think a lot of what you're looking for is in there. We sit down on a Zoom later this week and we can go through it but I think a lot of the questions and procedures are spelled out in that. Just as a procedurally, just so we're clear, my understanding was we were just continuing on a site plan application that goes back a few years but procedurally I guess we now have to request a special use permit because now that's part of the application. We'll talk to staff about what we need to bring that formally into the mix.

Mr. Robert Foley asked Mike, the material that they sent you that we've been talking about, we'll get that before any site visit?

Mr. Michael Preziosi responded yes. The material, there's a little miscommunication so-to-speak, as part of the submission so yes the entire Planning Board we'll get the material prior to the next site visit?

Mr. Robert Foley stated okay good. Thank you.

Ms. Loretta Taylor asked can I get a motion please?

Mr. Steven Kessler responded Madame Chair I move that we refer this back to staff and set a site inspection for this application on June the **28th**, Sunday morning at **9** o'clock.

Mr. Mandy Santucci stated thank you.

Seconded with all in favor saying "aye".

Mr. Dan Ciarcia stated we're on for the **28th**.

Mr. Mandy Santucci stated thank you. Good night.

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NEW BUSINESS

PB 2020-7 a. Application of Joan King, for the property Yorkcon Properties, Inc., for Amended Site Plan approval and a change of use for a family fun amusement center with a weekday school age child care program to be located in the former Retro-Fitness tenant space at 3006 E. Main St. (Cortlandt Boulevard). Drawings dated May 12, 2020. (see prior PB 2017-12)

Ms. Loretta Taylor asked do we have anybody here for that?

Mr. Michael Preziosi responded I have allowed to speak Steve Basini who's the architect and the potential proprietor Joan King.

Mr. Steven Basini introduced himself and stated I'm the architect, as you mention, and Joan King is also here as the potential proprietor of this business on the property. Thank you for hearing us tonight. I know you have received the application, the narrative, drawings, there's photographs but I'll just take you through it briefly, specifically the narrative as the business is laid out, and the hours of operation, and parking, I'll take you through some minor points. Joan is currently the owner/operator of Little Kings and Queens Daycare over in Peekskill on Dayton Lane. This business is not new to her. She's running an operation over there already. There's the site. She's involved already in the regulations as far as what's required for New York State day care and school aged programs. She's familiar with the security and I know the other regulations that are required in Peekskill and obviously they were very similar to what would be required here in Cortlandt. I mentioned specifically in the application and narrative that's it's similar to the model of Children's of America, because I know this board, at least the majority of them, are familiar with that application or at least of the business and how they operate. Some of you may have approved it I believe. I'm going to touch on that as well as I go through the narrative because there are some points to point out. The operation is essentially dual purpose. It is a family fun amusement center and it is also operating as a licensed school-aged childcare facility on the weekdays during school hours. The facility would be a mixed use. Currently, what Retro Fitness was approved at next to the Homescape Tile and Kohl's was an assembly use for a gym. I have consulted with the building department just discussing the finer points of the occupancy count and things like that. We did confirm that it was approved as an **A3**. This business operation would be, as I mentioned, a mixed use. It would be an **A3**, similar to the gym, but it would also be an educational use. The educational occupancy count per square foot of space is actually less greater than, I guess you would say. There's more square footage per person in the educational use, so overall this use or these two uses would generate less of a occupancy than what was originally there just by the fact that part of it would be used for educational which covers a greater square footage per occupant. The parking, as you see in the site plan, the parking was already approved as well back when Retro Fitness was installed in here. There is no change proposed to the parking. There is no

change proposed to the fire lane. In fact, there's no change really proposed to the exterior of the site with the exception of two items: one is the sign, obviously that would be going as a separate permit; the front of the building, and then in the back where there was a turf fitness area that was approved with Retro Fitness, it would now become a play area and obviously better weather, for the children of the facility. Also, there were several items that were left off of – improvements that were left off of the original application or never completed by the old tenant. In coordination with the owners now, Yorkcon Properties, Joan has agreed to remedy those missing items. Those are planters that were supposed to be in front of those Jersey barriers and a few other items. Those are being resolved as well as part of the site plan. As I mentioned, there is no other exterior work planned for this. I point that out because, as I mentioned, this would be a lower occupancy just by nature of the use that what was there already and the parking has been approved so there should be no impact and I made that point on the site plan that you have no impact on the parking as far as the demand. In fact, there may be less but either way we would not be increased. One thing to point out as far as parking is concerned is that previously in the old model with the Retro Fitness there were a few reserved spaces in front of the facility. I remember seeing them myself, actually there were signs that said "only for Retro Fitness", but they actually say "reserved" on the pavement as well. In this case, as part of the plan for the pickup and drop-off, which I'll get to when I get to the narrative, there would be **10** reserved spots that the owner of Yorkcon Properties has provided to Joan for this application for the purpose of drop-off and they would be reserved, dedicated for the purpose of pick up and drop off of students during the operating hours of **6:00 to 9:00** and **2:00 to 6:00 pm**. Those are your weekend operating hours for the school so they would be reserved for that point of just the parent drop – they're coming in, taking the child out with the backpack, going to school, punching in keypad and then leaving. Those would be a quick drop off and then the rest of the day when they're out of those hours they would be used for other patrons. There may be a sign posted in front of those. There probably will be that say "used during this time they are reserved" but again, no other exterior work is proposed. As far as the hours of operation and the actual matter that is concerned, the point is that basically during the hours of **6:00 to 9:00 am** there's parents who obviously put their children on the bus. As you know there are facilities like this in the area already. There's Mother Connection in the Town of Cortlandt and other places but there is a need for it. So what the idea is to have the students dropped off by the parents between the hours of **6:00 to 9:00** and then there's going to be a coordination with the local school districts, in this case it is Lakeland but if any other school districts are in the area and there's enough students involved, Joan can make arrangements with those buses as well. That bus would come by, pick up students when it's time to go to school and then deliver them to the school. In the afternoon, after two o'clock, between the hours of **2:00 and 6:00**, those students then would get dropped back off again by the same bus system and they would be received at the facility. Any students who do not belong to that local district or did not have a bus, arrangements will be made with Joan and her staff with the parents who are dropping them off to have them bused to their local school district and would be in a van or such that the facility would own and operate. It's really based around the Lakeland School District in the area but there are parents who may be coming up from other areas or passing through here from up north a little bit and they need to drop their children off, it's convenient so it's not just Lakeland schools.

During those hours of **6:00 to 9:00**, the operation on school days would be parents and guardians dropping them off. There's breakfast served to children if that is the arrangement that the parents have made and that's what they're paying for. The staff helps with any homework that needs to be done during the morning. Based on parent's recommendation or parent's request children may or may not take part in the games, like the table games once their homework is done, before they go to school, but by no means on school days during the hours of **6:00 to 9:00** and **2:00 to 6:00** are the main arcade games available to the students until their homework is done and again the parents have given them permission ahead of time allowing them to use them. But there would be table games. There's a main homework room as you see on the plan with the tables. There'll be table games, board games, Legos, whatever it is blocked out for children during those times. Once the early shift is done, that staff then would leave and the intention is that there will be some dedicated staff to the amusement center, or now it would be the family fun – the Little Kings and Queens Fun Place which is the educational program, some dedicated to that and then she also has her dedicated staff over at the daycare in Peekskill. There will then be shared staff as well that may leave after **9:00 am** and go operate, work the daycare and then come back when they need to open at **2:00**, but that is the plan. It's a shared staff and also to have some dedicated. When this closes at **9:00 am**, it doesn't open again until just before 2:00. Staff opens it up. They start to receive children after school. Those children again are either bused or Joan and her staff pick up these children at the schools in their van and drive them back to the school with the permission from the parents. And then they go ahead again and do their lunch, and dinner if that's the arrangement with the families and they help with their homework. Again, no games or other things are allowed until their homework is done. Then at **6 o'clock** would be the last pickup by the parents and if any other arrangements need to be made later than that, than that would be privately with the parents and the owner. The one thing to point out with all of this is that, and this goes with the occupancy as well and the staff ratio, this is governed by the New York State -- her operation, Joan's operation is governed by the New York State Child Daycare regulations as well. Whereas you may have in the town a certain occupancy rates for a specific room based on square footage and use, Joan also has to deal with a much more stringent regulation with the New York State Childcare for a lot less for children. So in a space, the main floor space that you see in there, and I'll let her speak to that but I believe that there's only allowed **60** children in there or something – a lower number that would actually the occupancy would approve. That would go through to all of them: the food service, the drop off, the pickup, the way they're supervised, again, transportation, children safety, training, maintenance, all of those things will have to pass also the New York State Childcare regulations in order for her to carry her license. Back to the narrative, after the daycare closes or after the school-aged program closes at **6:00 pm** during weekdays, the business then would be open until **10:00 pm**, another four hours, and then it would operate as a family fun center. I would touch on that in a minute but basically that's the end of the day at that point and I'll get into that operation. On non school days, obviously parents still need to work on holidays and snow days maybe, they still obviously would be operating from **6:00 to 10:00 pm** and homework would be done if necessary, studies, reports, whatever it is that needs to be done based on the child and the parent's recommendations but then obviously the facility would be more of the amusement center at that point because there is no school, no

busing. On weekends it would be open from **10:00 am** to **10:00 pm** and it would be strictly an amusement center and party place where that school classroom area where they have the tables set up would become an area where they have their pizza and cake and the children will go out on their arranged time slots with their friends and use the facility. Also the other item that kicks in during weekends also then is the nursery. During the school days and weekdays that nursery room in the back that was utilized actually is a nursery by the gym would not be operational because this facility is only for kindergarten, **K** through **8** as far as the school age program is concerned and then if parents with children up to older than **13** years old would like to attend, they can but this is not a daycare, nursery school facility for newborns through **5**. This is kindergarten through **8**. But however, during weekends when there are parents who bring older children to come play in the amusement area, there would be the nursery opened and staffed to watch the younger children so that the parents can monitor their own children or be with the younger ones, however they choose. But that would not be open during weekdays. So as far as the amusement center is concerned, you see at the bottom maybe of the narrative the what is planned, as far as virtual reality, arcade games. On our construction plan – if you wouldn't mind if we could go to that, I do lay out with Joan's guidance and input obviously, and her staff, and several vendors, we've gone through what the possibilities are to retrofit that space to become a viable amusement center. There are things like virtual reality gaming booths, an e-sports gaming room which essentially is children sitting in nice comfortable chairs playing on individual screens while there's a leader up at the front discussing how to play things and then working with them. That's an e-sports gaming room. And there would be some miniature bowling systems which is small little handheld balls that you bowl over a **30-foot** lane. Possibility of a bouldering wall which is not a repels ropes system with a belay system which or anything, it's more just a **10-foot** high wall with some pegs. There would be, of course, the party room, some arcade games, tabletop games, ping pong, air hockey, basic things like that. That really would be what the outdoor main floor facility would be for. That has not been completely finalized yet, however, the occupancy is based off of – most of those facilities being in there and of course some seating, things like that. The front desk you see right there, that whole area would remain the same. If you haven't seen it, it's a very well-built out counter. It has a three-compartment sink back there, a refrigerator, a service counter. That is where everybody would be greeted as they come in, on both operations as far as the school program and also the amusement center. In that foyer, and this is where I go to the Children of America model, in that foyer is with most other school-aged programs like this, there would be security, a keypad. The idea is the parents would come in and type in a code into the keypad which registers exactly who they are, who their child is, what their account is, when they entered, when they leave. It documents everything. Then they would come in and staff would be at the counter in the lobby area to greet them, take the child, hang up the backpack and the parents leave. That is the policy and that would be going forth. The parents really don't come out into the facility unless there's an issue. That is it. Then they go out and they don't come back in again until later in the day when they get picked up and they do the same thing. There's a keypad. They can't get in those doors. Everything's locked and secured. The back door would really just be for egress and also for access during the day to that outdoor play area which only, under the guidance of staff. Those offices and the closet in the back would

really just be for, I guess, for bookkeeping and for accounts and things like that and obviously for storage of food supplies and papers, and goods, and things like that. The proposal really is not to change any of that over there. Spruce it up, paint it, clean it. The main floor area has some cushioned tiles on it, it has some carpet areas. For the most part that would be cleaned, and the walls painted. Those little knee wall there that are shown there were originally designed I believe to create a circuit area for the gym. Those are remaining and planned to remain, however, in that potential virtual reality booth they may come out but they're actually a nice divider for a boulder area, the arcade games, they divide the potential ping pong, air hockey games. Those would remain most likely but then the rest of that facility, the rest of those walls would really just be painting and fit with these facilities that you see here. The bathroom, the plan for the bathrooms is to keep it the same. There's obviously some things that we were removed when the old owner either foreclosed or I'm not sure exactly what happened but there were some partitions that were removed in the bathrooms that would need to go back on but as is that plumbing count works for the occupancy and it would not change right now. If the plan changes for the areas, that locker room may be reduced because it's very large. It's good for older – for adults, but for children it's not necessary to be that large. That may change in the future, maybe get some more storage in there but those bathroom facilities would remain as well. They're in good shape. Like I said, maybe some partitions would go in there, soap dispensers, things like that. Overall, like I said, this facility I labeled "potential items", "potential virtual reality", "potential bowling". The planning is really to put those in there but as far as the location of them, we're not exactly sure because we're still working with the vendors but the plan is not to open this business until all those vendors are worked out, until this space is fit according to Joan's standards and to New York State childcare standards, and to the town's standards to be fully built-in for this facility. There really wouldn't be any voids or unfinished spaces. Like I said, the plan is to open this up and be fully prepared to go hopefully by the school year if that's at all possible. I also know that there may be concerns with what happens with COVID and I heard some of the other applications just talking now about limiting certain – the application with the car dealership, limiting shows and things but, as you know, and maybe you don't know some of you but today they say New York State camps will be open June 29th, they're available to be open so – and we're entering into a new phase in the state, thank God, and hopefully we'll be moving forward throughout June and July and further into phases but the plan really here, still, is to go by the regulations of masks, of sanitizing, hand sanitizing facilities, things like that. Right now, what I – Joan, I would love for her to speak to this what she does at the facility now but I know that there are sanitizer at the keypad when you walk in, there's sanitizer when you first walk through the door. Everyone wears masks. I know that that's what this operation would – how this operation would run if we were still in the middle of this crisis, which seems we would be but I would like for her to speak to that. First, if there's any questions about what...

Mr. Steven Kessler asked Steve, just so I'm clear here, where is the food preparation taking place in this floor plan?

Mr. Steven Basini responded the food preparation would be over by the counter and in that back office area over there. There is no – as I mentioned in the narrative, there's no

fried foods. There's nothing like that. It's mostly heated foods and there would be an oven in there, an electric over just to bake some things: chicken nuggets, things like that. It's really not a...

Mr. Steven Kessler asked refrigerator, nothing, no?

Mr. Steve Basini responded no there's a refrigerator there now and there would be one that would be placed in the office as well. But right now, you see there's a three-compartment sink, there's a refrigerator or there used to be a refrigerator. I think it was taken out of there when the tenant moved. There's a sink there as well, a hand-washing sink. That area right there is actually set up for food prep.

Mr. Steven Kessler asked so it's not a closet as is shown on the floor plan?

Mr. Steven Basini responded I believe the office may be where that – but, yes, the closet, that area as well would most likely have the food storage, maybe an oven, a microwave in there as well. We're still working out the spaces, but yes. And again, there's no fried foods. There's no hot oil. There's no safety issues. It's the same [inaudible], same as Children of America Early Learning Center, they all do the same type of thing: heated foods, prepackaged, things like that, baked goods. Were there any questions before— for me or maybe for Joan to answer?

Ms. Loretta Taylor asked I'd like to ask a question about the number of students, children that you project for each of the hours, the time slots, during the various hours of operation. For example, if you're talking mornings from **6:00 am** to **9:00 am** and then in the afternoons from **2:00** to **6:00**, what are your projections of the number of children who will be probably coming to any one or more of these sessions?

Mr. Steven Basini responded I'd like to put that to Joan if you're there Joan.

Ms. Joan King asked can you hear me?

Members responded yes.

Ms. Joan King responded hi, good evening. I'm Joan King from Little Kings and Queens. To answer your question about the number of children, I wouldn't really know the number of children until the facility gets licensed. They will tell me how many children I can have at one time. The main floor, it's an open floor and there's no dividers, it's going to require that only **60** kids can be in that open space. So right there already I know that it could be no more than **60**. If I was using one of the party rooms or one of the homework rooms, they may give me another **20** kids for that. I wouldn't know until I get the license and approval with how many school-aged kids they say can fit into the space. All of them go to school so – it depends on my enrollment, how good I'm doing business. Does that answer your question?

Ms. Loretta Taylor responded yes and no.

Ms. Joan King asked what didn't I answer?

Ms. Loretta Taylor asked my sense is, I'm trying to figure this out in my own head as well. Most of your children are coming because they're being dropped off so there's not going to be a need for people to come and park cars and leave them. I guess except if they're coming on the weekends or something like that right?

Ms. Joan King responded no. What happens is, parent, you've got to go to work, you pull up, you park, you come in. You key in your code. You come into the door, sign your kid in. We take your kid. You go back out the door.

Ms. Loretta Taylor stated okay, yes, that's what I'm thinking. That's what's going to happen.

Mr. Steven Basini stated [inaudible].

Ms. Loretta Taylor asked and on the weekends it's slightly different because you have the parents are bringing the children to play and then you've got a little place where you put the babies while the parent, or whomever is supervising the kid. I'm not quite sure how that works on the weekends. The parents are staying or they're leaving?

Ms. Joan King responded on the weekends we do not watch parents. There will be a room where if a parent has an infant child but yet she still have a seven year old that she's going to send over there with her friends to play, whatever, she's able to go into the soft and play area with the smaller child. We do not watch kids on the weekends.

Ms. Loretta Taylor asked so the mother, the parent is in another room with the small kid while the slightly older child is playing, is that what you're saying?

Ms. Joan King responded if that's what they want to do. If they trust their child to do that, but they really should be watching their child because I'm not watching them. They should really be watching them.

Ms. Loretta Taylor asked Joan, I'm confused. If the parent comes and he has a small, very small child, and she has another child who say is seven or eight, the seven or eight year old, that child does not go into the little tiny, the room with the kindergarten or whatever size, the infants and things. So that child who is seven or eight years old is in another area playing. Am I right? Let me stop right there. Is that how it would work? The parent goes in with the little tiny child and the seven or eight year old goes somewhere else.

Ms. Joan King responded no, that's not it.

Ms. Loretta Taylor asked tell me how it works then, I'm sorry.

Ms. Joan King responded so if I go into – I have a two year old and I have a seven year old. I go into -- I can take – the toddler area playroom will be, go up to the age of, the little soft play, stuff that I plan on putting in there will go up to the age of twelve. Yes a seven year old could play in there with the younger child but it's up to the parent whatever area she's going to go in first. It's just that it's going to be some play things there available for a younger child. You understand?

Mr. Steven Basini stated I think I understand but if I may ask. Ms. Taylor if I may ask, what is the – this might help. What is the age limit Joan that you would allow a child to be on the floor unsupervised by a parent?

Ms. Joan King responded on the weekends, the parent should always supervise their kids. It's like anywhere else they go. If they go Jumpin' whatever that place is called, if they go there, they have to watch their child. I'm not there to watch their child. I'm just there to supervise and make sure that everything is going properly the way the business should be ran but the parent should be supervising their own kids on the weekends.

Mr. Steven Basini stated and your staff that's in the toddler room though can handle the toddlers that are in there.

Ms. Joan King responded they're in there just to monitor the room to make sure that nobody gets hurt, nobody – instead of climbing into the stuff, they're not climbing on top of the stuff and the parent don't want to say anything. That's what my staff would be in there to do, to make sure that the safety is adhered to.

Ms. Loretta Taylor asked so someone is watching?

Mr. Steven Basini responded it's a supervised soft play room.

Ms. Loretta Taylor asked somebody is in there so the parent really doesn't really have to be in there. The parent can be on the floor with the other child.

Ms. Joan King stated the parent should stay with their child. Someone is in there to protect, to make sure that parents are not just letting the kids tear up the place.

Ms. Loretta Taylor stated okay, I got it.

Mr. Steven Basini stated by the way that room is all glass, is all open to the lobby area. It's visible. So a parent could be in the lobby watching the child on the main floor and also watching the child in the toddler area if it had to come to that.

Mr. Thomas Bianchi asked how do you anticipate working out the drop-off and pickup queue that may develop out in front so that it doesn't interfere with all the traffic during those times?

Mr. Steven Basini responded as I mentioned in the narrative, it's essentially you're dropping off and I don't know if you've been to the other facility like I mentioned Children of America, but it's very quick. There's a keypad. You basically, you're pulling up like you would...

Mr. Thomas Bianchi asked no but the traffic, the cars?

Mr. Robert Foley asked and the school bus?

Mr. Thomas Bianchi asked and the buses?

Mr. Steven Basini responded the bus would come in. They would pull in front by the fire lane. It's not parking, it's pulling in front. The bus driver stays in there. There's a designated time those buses come. They know very specifically when they come and the children are then prepared inside, by staff, with backpacks and jackets and that bus pulls up and those five, seven, ten, fourteen kids, whatever it is, come out immediately and get on the bus and the bus leaves. As far as any of the parents dropping off, they come in those ten designated spots that they need to or any other ones that are available and they come out with the backpacks, the jackets, the children, they walk in. They type in the keypad. It takes a second. And that's it. Then they leave. So there's really not a lot of overlap there. There may be a moment when there's a bus there picking up children and parents have to walk around the bus, but it's pretty quick.

Mr. Thomas Bianchi stated I just have a little bit of concern because of that notch in the building between you and Kohl's and the fact that some of that area is not visible to traffic coming past Kohl's going towards your facility and there's an issue with – even though the children will be accompanied by parents. There's quite a bit of traffic that goes through there when Kohl's is open.

Mr. Steven Basini stated we're going back to the site plan. You're saying that that corner, as they're coming around in front of Kohl's you're saying?

Mr. Thomas Bianchi responded yes.

Mr. Steven Basini stated the cars have to actually – they can't go straight at that point, right?

Mr. Thomas Bianchi stated [inaudible].

Mr. Steven Basini stated they wouldn't be coming through traffic there. They have to stop and make a right hand turn and then make another left-hand turn. I see what you're saying. I think that the entrance also is over to the left. I don't know why anyone would be going over to the right into that corner but yes that turn right there, I don't think is as straight as maybe whoever drew it. You're coming along there and you have to make a right turn and then a left turn. So, you're not going very fast at all. I understand your

concern. I think the location of the entrance is far enough away from that corner and the cars would be slow enough going around that turn to maybe not be an issue.

Mr. Thomas Bianchi stated I think you have to anticipate that there's going to be some backup there of cars waiting. If they don't park, they're going to be waiting in line to drop off or pick up. I don't know – maybe that's not even something that you should allow parents to do. I don't know how it's going to work out.

Mr. Steven Basini stated a hundred percent. That is not allowed. I'm sorry if I misled you. People have to park in the space, come out and drop off the children. There's no one parking – those ten spaces would be designated, reserved but then all those other spaces at 6 o'clock in the morning are open. There's not any issues there with additional spaces in the Kohl's parking lot but those spaces are reserved. The parent has got to park in those spots. They cannot go up a lane, they can't park out in the middle and jump out really quick and drop off the child. That would not be allowed.

Mr. Michael Preziosi stated Steve, I think the concern is not to have the use of the fire lane be the drop off and pick up area. They need a striped crosswalk leading from those spaces to the entrance.

Mr. Thomas Bianchi stated right.

Mr. Chris Kehoe stated I was going to say, you can see the crosswalk that leads you into Kohl's so obviously there are crosswalk from the parking stalls into the entrance so maybe the shopping center owner would do a similar crosswalk to this facility.

Mr. Robert Foley stated Tom is right. It's a problematic parking area cut-through. I have a concern there also, especially with the older kids if they're running across the parking lot. The only other facility there, I believe, is the auto supply place and then the bank a little further down, and then Kohl's of course. But it is a funny or problematic parking lot for cut-through cars to avoid the Route 6/Westbrook light. They can't cut through where the old ShopRite was anymore. They cut through the front to come to the road that has the traffic light by Odd Lots. So it's a funny parking lot from a safety standpoint.

Mr. Steven Basini stated you're right. I would say that – first of all I think also the cabinet store is there. I think but I'm not sure. I think they're still operating but it doesn't make a difference. I think a crosswalk would make sense and I think the owner has been helpful so far and accommodating. I also think that what I see over in the front of Wal-Mart over at Cortlandt Town Center is they have those standing plastic...

Mr. Robert Foley stated the yellow orange signs.

Mr. Steven Basini stated yes, those little barriers and they really do a good job of stop making people stopping their cars and look. I think maybe something like that, combined, maybe just between the hours of **6:00** and **9:00**, and **2:00** and **6:00** that those are there. I think that might be a wise, a good idea. We could talk to the owner about that.

Mr. Thomas Bianchi stated and signage as well if you're going to do this, would probably be necessary to get people awareness that there are children in the area.

Mr. Steven Basini responded true.

Mr. Robert Foley stated and they could be coming in from two directions when the light at the road that goes over to Odd Lots and the bank and then also from the Kohl's side. It's a problem lot, not your fault, but anyway I had some questions but I don't know if Tom's finished.

Mr. Thomas Bianchi responded sure.

Mr. Robert Foley asked on the rear area is my concern, the playground area. It was my concern when Retrofit was going in there when they built it. Joan, has the state inspectors seen the rear area yet? In other words, my concern is, if it's not properly secured with fencing and everything high enough, there is a tractor trailer parking there, overnight, long distance traveling truckers, no offense to them, and then there's the wooded area, the bramble-bush the screened further there – if a kid was to somehow get out of that area. I have a concern from a safety standpoint. I don't know how high this fence or barrier would be. And then also, in the rear, you said the climbing wall would be outdoors in the rear?

Mr. Steven Basini responded no.

Mr. Robert Foley asked oh inside.

Mr. Steven Basini stated yes inside.

Mr. Robert Foley asked and it would only be **10** feet high?

Mr. Steven Basini responded yes just enough so that a two-foot padding can withstand a...

Mr. Robert Foley asked it's not like a high hand-over-hand rope climb?

Mr. Steven Basini responded no it has no belay devices or anything like that. It's not high enough in there.

Mr. Robert Foley stated okay. Anyway, the concern is the rear area and then you said the model of the Children's of America that we approved over at the Town Center. That was a concern when that was going in because of that back wall and we were worried about kids going over the wall from the play area, but they haven't yet. So my concern is the safety of that rear area. You said there would be someone always there supervising in the rear, outside?

Mr. Steven Basini responded correct. They can't go out that door. Children are not allowed to go out that door. It's a fire door, obviously it would go off with an alarm [if someone opened it] but you're not allowed to go out there without supervision and yes they all come in together, but I understand your concern. It is barricaded off. Any vehicular traffic, there's no way it's getting through a Jersey barrier.

Mr. Robert Foley stated the traffic doesn't cut through there anymore because Shop Rite is no longer there and there's a fence up but when traffic used to go through when Retrofit came in with their application it was a concern and also the concern of just what's back there, especially you have kids there and then these big tractor trailers, they have to park there sometimes and sleep overnight and maybe they have connected with Kohl's or other areas, I don't know. But I think that covers me.

Mr. Steven Basini stated I can't see that that would – and Joan you can speak to this because I don't believe that's going to be part of the evening. That's going to be more of the younger children playing out there during the day. Like I said, there's tractor trailers, I understand what you're getting at as far as the type of people that may be back there but it's protected from vehicles, the Jersey barriers, definitely on all sides that are accessible and would really only be during the day: **6:00 to 9:00** and **2:00 to 6:00** when it's light out. But I understand your concern.

Mr. Robert Foley asked I had one other question though, the name of the company Yorkcon, maybe Chris or Mike could address it. It's a familiar name. Have we addressed any other applications with that corporate name recently in the past few years?

Mr. Chris Kehoe responded well, it's got two names. The property's owned by Albert Phelps, Albert Phelps Incorporated but Yorkcon, that's the other name associated with this place. I think that's the only other – this is the property associated with Yorkcon. There isn't any other property.

Mr. Robert Foley asked that wasn't the one on 202 that storage area, whatever was we addressed a few years ago? Down by Cortlandt Farm Market? No, that wasn't Yorkcon?

Mr. Chris Kehoe responded no.

Mr. Robert Foley stated okay, sorry.

Mr. Michael Preziosi stated I think he's referring to the contractor's yard.

Mr. Robert Foley stated it was Dan Ciarcia.

Mr. Michael Preziosi stated very similar name, yes.

Ms. Loretta Taylor stated as long as we're talking about Yorkcon, I was wondering if they're still the owner of the property. I want to know if their taxes are all paid up, everything is okay, clear in terms of that?

Mr. Chris Kehoe responded we will confirm that. No one can get into Town Hall to get the receiver of taxes confirmation so I have to take care of that and we'll ensure that that's in order.

Ms. Loretta Taylor stated you know I spoke to you again about this particular sheet where the notary's stamp needs inking. The first page, there is a 50 Dayton Lane, Peekskill with no zip code on it. Further down, the municipality for 18 Lakeview Avenue East is not listed. So as long as – we know we have to refer this back. Perhaps we can get this all – these two pages can become part of whatever has to come back before you when we refer this back. You can tidy up this a little bit.

Mr. Steven Basini stated if I left off the name of my town I apologize. Whatever information is required. I didn't know that there was – and obviously the notary because of the town situation and the taxes but I can address those items. When you mentioned they would have to come back, is that for what reason if I may ask? Obviously you're addressing concerns but I didn't hear anything that we couldn't, or didn't answer. Was there a reason?

Mr. Steven Kessler asked Mike, why don't you explain it, or Chris?

Mr. Chris Kehoe responded it would be up to the board. There were some concerns with respect to the crosswalk, and signage in the front, Bob maybe had some concerns with respect to better securing the area in the rear. All of those things could be made conditions of approval. From a site perspective, obviously there's no trees, there's no wetland, we don't believe parking is a problem. Steve mentioned the ten dedicated spaces which is his solution to people attempting to drop off in the fire lane. Mike, it's up to Mike but I think we could have a resolution with some conditions prepared for the next meeting.

Mr. Michael Preziosi stated if the board would like, we could try to meet with the applicant, Steve Basini early next week over the comments in more detail, get a revised plan to the board for the July meeting and then hold an approving resolution in abeyance.

Mr. Steven Kessler stated but going back to what I said, I want to make sure that that kitchen area is up to code if it is in fact a kitchen, whatever that preparation area is. I don't know if you need vents in there. I don't know what...

Mr. Michael Preziosi stated yes, you'll need a commercial hood if you're going to start cooking. It'll be interior renovations. So there will be upgrades for the kitchen space.

Mr. Steven Kessler asked so have you had a chance to review the interior layout for all those things?

Mr. Chris Kehoe responded but the interior layouts are reviewed as part of the building permit process by the Code Enforcement office and I think Mr. Basini has been in touch with Mr. Rogers.

Mr. Michael Cunningham stated [inaudible] occupancy until that's all straightened out.

Mr. Steven Kessler stated okay, good.

Mr. Robert Foley stated now the refrigeration that Steve mentioned, that there be ample refrigeration, especially – I don't know how many kids you're going to have there but they come in with their milk and everything else to refrigerate. Everyone who's involved in daycare knows what I'm talking about.

Mr. Chris Kehoe stated but I think that's to Steve's point is that once section of the floor plan can be cleaned up a little where it just said "closet" and it wasn't really clear what the refrigerator or stove was and that can be cleaned up.

Mr. Robert Foley asked can I ask Joan again, the current facility is over at the Beach Shopping Center where the movie theater was? It used to be Tiny Tots, am I correct?

Ms. Joan King responded it used to be Child World America. It used to be Tutor Time.

Mr. Robert Foley stated oh Tutor Time right. Okay so that's where you are now?

Ms. Joan King responded yes.

Mr. Robert Foley stated oh okay. I used to bring my granddaughter there years ago. She's now in college.

Mr. Jeff Rothfeder stated and just one other quick thing about that. Did you have another location? I just saw it on your website in Cortlandt Manor?

Ms. Joan King responded yes I did. That's in my home. Before I moved to the Beach Shopping Center I had five locations throughout Peekskill that was family daycare and then I decided to group them all into this location that I'm in now which is the Beach Shopping Center. But my Cortlandt home is still open as a group family daycare.

Mr. George Kimmerling asked just one quick question on that just to clarify. Ms. King are you moving – are you proposing to move your business to this location or this would be a second location and you would continue to have a location on Dayton Lane?

Ms. Joan King responded this is a second location for school-aged children only. Dayton Lane goes **6** weeks to **12** years old and our school-aged kids – we have school-aged kids as well. We're just trying to get another school-age program because that's where the biggest need is.

Mr. George Kimmerling stated yes, makes sense. I would just say just from a site – it's really for me, like for some of my colleagues the outside areas that are the most problematic, I do recall going to that site when it was, I guess there was the auto parts store was still there and the Party City, whatever it was. Traversing the space between the parking area in the front of the shopping – it is a very wide space and there is traffic that comes down around that Kohl's corner. And then I would echo what Bob said about the back area just ensuring that it's really secure. I can still drive around, I believe, the back of Kohl's and come out next to what was the Key Bank or what is the Big Lots now. So I'm more concerned about the outdoor space in back and in front more than the indoor space, but you know, it's obviously the kind of business that we need in town.

Ms. Joan King stated I just wanted to say that most of the vehicles that you see parked there, all the trucks and stuff, that's a little bit further down. The only trucks that I have been seeing when I have been watching the area is the ones that pull up at Kohl's to dock, to put out stuff but those barriers are very secure. The state doesn't require you to do anything but maybe barriers and trees for our secure area. We've been checking on that and we've been watching that but all the trucks pretty much go past the sides if they've got to put some stuff into Kohl's back there.

Mr. Robert Foley asked you mean in the rear?

Ms. Joan King responded right, in the rear.

Mr. George Kimmerling stated it might be worth a site visit. Obviously we could just go. It's a public space. We could just drive back there and take a look. I think I would probably want to do that for myself.

Mr. Chris Kehoe stated if authorized, we'll develop some ideas with the applicant to enhance the protection of that area. When it was just for the gym, it was determined the Jersey barriers and the planters were sufficient. He never even put the planters in. So we'll see if additional fencing or something else can be agreed upon and then that will be shown on the revised plan for your consideration.

Mr. Steven Basini stated and Michael, I can make myself available to you next week, as you stated. Whatever you need.

Mr. Michael Preziosi stated we'll set something up with Steve and Joan early next week.

Mr. Steven Basini stated okay.

Mr. Robert Foley asked can I ask a last question to Joan? I don't envy you for running a daycare but had you applied for another location a few years ago on Route 6; the daycare which ended up not being a good area?

Ms. Joan King responded let me think.

Mr. Robert Foley stated on Route 6 by the Getty gas station.

Ms. Michael Cunningham stated you don't have to answer that if you don't want to.

Mr. Robert Foley stated I'm sorry I have the wrong person.

Ms. Joan King stated I don't think I did. I've been in Peekskill for **30** years.

Mr. Steven Basini stated she said she had five locations so I guess that maybe that's the confusing part.

Ms. Joan King asked I have a question. So I'm currently working with vendors. So right now we're at the point where we have to come back right? Is that what you're saying? I have to come back in July? Is that what you said?

Mr. Jeff Rothfeder responded yes.

Ms. Joan King stated so that sets me back a whole another **30** days right?

Mr. Steven Basini asked may I ask the Planning Board for drafting the resolution and next week, Mike if we're able to get together and iron out some of those other details, is it this board's assumption that we address those according to Michael and Chris's recommendations that it would be an approved site plan. Because, I guess what Joan is saying is she can't go forward with vendors and with the landlord, and the license if she doesn't know she has an application that's valid. I guess we're just trying to figure out if that's the case. That's what she's asking, Joan, unless I misspoke.

Ms. Joan King responded yes.

Mr. Chris Kehoe stated I think you have a lot of work to do on the inside of the building obviously, building permits and things like that. The Planning Board approval is only one component of all of your necessary approvals. You listened to the comments from the board tonight. I don't know. You can draw your own conclusion about whether you think you're going to get approved or denied but I think there's some minor revisions that need to be made to the plans and then the board will consider it in July.

Mr. Steven Basini asked and there is no reason I cannot apply for a building permit through the building department prior to that July meeting. Am I correct in that?

Mr. Michael Preziosi responded you can apply. It won't be issued until the Planning Board approves a resolution.

Mr. Steven Basini stated I can apply and have the review process under wrap.

Mr. Michael Preziosi stated if you feel comfortable doing that, absolutely. No one will stop you.

Mr. Steven Basini stated I understand.

Ms. Loretta Taylor stated Chris, I'm thinking too, there are a number of areas on the plans that are labeled "potential" and Mr. Basini did attempt to explain that they are not sure and they're maybe going to do this. They intent to put some arcades or something in there and then they're not sure where they're going to put it. I kind of think that maybe sort of to piggybacking on what Steve was saying, we really need a slightly more defined site plan. Where are these particular things going to go and a closet – a kitchen, or whatever should not be labeled a "closet". I think you should make changes so when we look at a site plan we kind of know where things are going to be and it doesn't get shifted around and we have to come back some time later. The plan that you have isn't like what you proposed. We've gotten into trouble, not so much trouble legal trouble, but as a board trying to make determinations when things are not clear. We need a clear set of plans for what you plan to do, what you intend to do and then if any changes have to be made, clearly you come back and we can work on that. I just don't think that everything is as tight as it should be here with respect to the layout and what things are labeled, and where they're going to be.

Mr. Chris Kehoe stated Loretta, you need to be aware obviously on the inside if they're proposing some amusement activities and you need to get an idea of the scope but the Planning Board does not approve the interior layout of this facility. He's giving you an idea that in one part he may have amusement games and in one part he may have a wall but if you approve this and he never builds the climbing wall, that's not a Planning Board issue. He doesn't need to come back and check with the Planning Board about whether he can have the interior wall or not. You're trying to get the idea that half of the facility or a third of the facility will be dedicated to some sort of amusement games. We can work with him to try to label things a little bit different I guess but I don't think changes to the interior layout come back to the Planning Board.

Mr. Michael Cunningham stated I agree with Chris.

Ms. Loretta Taylor asked does that mean that in presenting it to us they don't need to have some clear sense of exactly where things are going to be?

Mr. Chris Kehoe responded I think he definitely needs to correct the closet and the kitchen area but I think his solution of saying "future arcade area", "future climbing wall" is a realistic solution to the fact that they may not know exactly where these things are going but cleaning up the kitchen issue is definitely that can be done because that should be shown on the plan rather than just being a closet.

Mr. Steven Basini stated Ms. Taylor, to what Chris was saying, is that also as we go through the licensing process, as Joan was mentioning, with the state, there may be some limitations as to what we can do in there. I can't say a hundred percent what we're doing in and then I might have to come back. I know that we're here for a site plan amendment and a change of use and that's what I had prepared.

Ms. Loretta Taylor stated okay.

Mr. Steven Basini stated I think they fall into the narrative.

Ms. Loretta Taylor stated I guess I'll have to just put that aside. Are there any additional concerns or questions from the board? We can wrap this up if you don't have any additional concerns.

Members responded no.

Ms. Loretta Taylor stated let me have please a motion to refer this back.

Mr. Steven Kessler stated Madame Chair I move that we refer this back and have staff prepare a resolution for the next meeting.

Seconded with all in favor saying "aye".

Ms. Loretta Taylor stated there you have it.

Mr. Steven Basini stated thank you for your time and Mike I'll talk to you maybe this week about scheduling something.

Mr. Michael Preziosi stated all right Steve. Thank you. Good night Joan.

Mr. Steven Basini good night everyone.

Ms. Joan King stated good night.

* * *

ADJOURNMENT

Mr. George Kimmerling stated Madame Chair it's **9:30** and we are adjourned.

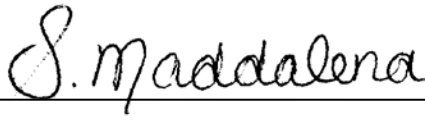
Ms. Loretta Taylor stated thank you very much everybody. Be safe.

Members stated good night.

* * *

Next Meeting: TUESDAY, JULY 7, 2020

I, SYLVIE MADDALENA, a Transcriptionist for the Town of Cortlandt as a subcontractor, do hereby certify that the information provided in this document is an accurate representation of the Planning Board meeting minutes to the best of my ability.

x 

SYLVIE MADDALENA

Dated: November 2, 2020